

MINUTES, PLANNING COMMISSION, VILLAGE OF LAKE ELMO  
LAKE ELMO; MINNESOTA  
MAY 11, 1971

The meeting of May 11, 1971 was called to order by the chairman, Wm. Lundquist at 7:30 p.m.

William Lundquist, Bruce Folz, L. Kirvida, D Boorman and E. Tomljanovich were present. M. Eder, J. Evert and T. Torseth were absent.

Also present were Ben Friedrich, Building Inspector and Robert Watson, Village Council.

Upon motion of B. Folz, seconded by Dave Boorman, the minutes as published were approved with the correction of the name listed as "Jack" Johnson to "John" Johnson. The motion was carried.

Bruce Folz moved that we recommend to the village council that they write to the county commissioners requesting favorable consideration to the application of Ernest Klugel for the new position of County Building Inspector. Dave Boorman seconded the motion and it was carried.

Hearing, rezoning petition, Mr. Gene Peltier, 4825 Hudson Road Lake Elmo.

Pursuant to notice on the <sup>the hearing</sup> petition to rezone 80 acres in the SE 1/4 of the SE 1/4 of sec 35, T29, R21, was called to order. This land is located at the corner of State TH 12 and <sup>West</sup> East of County Road 17. Mr. and Mrs. Harrington who live in the south east corner of the tract appeared and expressed opposition, if it was anticipated that the bowling alley would be noisy. Mr. Don Regan, the owner of St. Paul and Suburban Bus Company appeared, he has purchased 37 acres at the NE corner of Highway 12 and County Road 17 and intends to use it at some future date for his Bus Company, his land is zoned general highway business. Mr. Regan expressed no opposition provided the rezoning did not disturb the present zoning of his tract. No one appeared on behalf of the petition to rezone. The hearing was adjourned at 8:20 p.m., with action deferred until later in the meeting.

CURTIS JOHNSON, 2044 Hudson Road, building permit

Mr. Johnson appeared and requested a building permit on a one acre tract which has been deeded to him, which is located in the NW 1/4 of the NE 1/4 of sec 34. Mr. Johnson was informed of our ordinance which requires any tract of less than five acres to be platted prior to issuance of a building permit. He was also notified that he must verify that he can put in a workable septic system prior to issuance of the building permit.

NATHAN GORANSON, 711 East Hawthorne, lot size for building

Mr. Goranson owns Lot 12 on Parkland Avenue in Tablyn Park, the lot is 100 feet by 156 feet, approximately 1/3 of an acre. Mr. Goranson would like to sell the lot, since he cannot afford the tax of about \$150 a year, however the lot is substandard for building, and therefore cannot be sold. Mr. Goranson was advised to try to purchase a portion of lot 11 to try to bring his lot up to the minimum building standard.

BILL WACKER, 711 E. Hawthorne, Special use permit for business.

Mr. Wacker wishes to establish a retail outlet for concrete products, and sand and gravel, at 720 Lake Elmo Road. The tract contains about .26 acres and has a frontage on Lake Elmo Road of 88 feet.

Bruce Folz moved and Dave Boorman seconded that the matter be referred to the village council because of some uncertainty regarding the location. Planning Commission members have no objection and feel that Ordinance 27, Sec. IV, Paragraph 3 of the old village permit this type of business, but feel that the members of the village council are more familiar with the location and the old village ordinances than are members of the planning commission. The motion was carried unanimously.

Mr. Wacker was advised to appear as soon as possible before the Village Council and to obtain a proper legal description of the property before that time.

WARREN LE MAY, 3981 Lake Jane Road, proposed platting

Mr. LeMay owns a tract of land that fronts on Lake Jane Road and goes back to Deer Pond Trail, and he wanted to explore the possibility of putting four one acre lots on the tract. He was informed that the village would probably require a road to be put in connecting Lake Jane Road and Deer Pond Trail.

THOMAS RIGGS AND CLARENCE OFELT, 1900 East Shore Drive.

Mr. & Mrs. Riggs and Mr. and Mrs. Ofelt appeared; they wish to buy a one acre lot in the old Anderson property on DeMontreville Road, and put a double bungalow on the property.

The Planning Commission recommended on August 11, 1970 that this property be rezoned from agricultural to single family urban. However, the rezoning has never been completed. It was noted that on October 20 the Village Council directed the village attorney to write to the Realtor Dunn and Stringer and inform them that the property was improperly advertised for sale since it had not been rezoned and platted. It was further stated that there was little likelihood of a permit being issued for a multiple dwelling even if the rezoning and platting are approved.

PETER VAN DUSARTZ AND MIKE DAHL, Lake Jane Hills, proposed plat.

The proposed plat on Lake Jane Hills has been revised to meet the objections to the one half acre lots. The proposal shows 19 one acre lots, with one out lot. Mr. Van Dusartz and Mr. Dahl were informed that the streets Lake Jane Road (new Lake Jane Trail north) and Lake Jane Drive (new Jamaca Avenue North) would have to be 40 feet wide. If it is proposed that the out lot would become a road in the future it should be 66 feet wide. There was some discussion as to the park requirement, and it was felt we should get the feeling of the council as to their desires before making a definite decision.

Mr. Watson stated he would bring the matter before the council at the next meeting, and he also asked Mr. Van Dusartz to provide a rough sketch for access to the area lying behind the platted lots, when they are developed in the future.



The proposed plat will be put on for a hearing at the next planning commission meeting on the 4th Monday of May, at which time we will have a definite answer to the park land requirement.

PENNINGS - LANG, Lane's Country Club Addition

It was brought up that a Mr. Pennings now owns eight lots in Lane's Country Club Addition, which he proposes to sell to a Mr. Lang for the purpose of constructing a home. Mr. Boorman moved that the combination of eight lots are substandard under our present requirements (80 by 200 feet) and that the planning commission recommends to the council that no variance be issued. Bruce Folz seconded the motion and it was carried unanimously.

PELTIER, REZONING HEARING

The planning commission returned to the rezoning petition. Dave Boorman moved that we deny the petition on the ground that those items listed in our April 26 minutes were not complied with in that there was no concrete plan presented for development, and the developer and the owner were not present to present such plans. The motion was seconded and carried.

SIDE YARD REQUIREMENTS

The matter of side yard requirements for building on corner lots was discussed and the feeling was that they were inadequate. Bruce Folz will study the problem and bring in a proposal at the next meeting.

SEWER DEVELOPMENT

The matter of future sewers was discussed. Dave Boorman moved that the Planning Commission recommend to the Village Council that the highest priority for sewers be assigned to the old village and the Tri Lakes area. The second priority should be the corridor between the proposed Highway 94 and Highway 12, since that area is the prime area for commercial development, it should be sewered by whatever means practicable at an early date to encourage development.

Seconded by Bruce Folz and carried. L. Kirvida abstained from voting.

May 19, information meeting.

The chairman announced that there would be a town informational meeting on Oak wilt and Dutch elm disease on May 19.

There being no further business to come before the planning commission the meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Esther M. Tomljanovich  
Acting secretary